



WESTFIELD-WASHINGTON
ADVISORY PLAN COMMISSION

March 4, 2013
0608-REZ-06
Exhibit 1

Petition Number: 0608-REZ-06

Petitioner: Beazer Homes, Indiana

Representative: Steve Hardin, Faegre Baker Daniels

Request: A modification to the written commitments associated with the rezoning of property, as approved by Ordinance 06-50 and amended by Resolution 11-05

Current Zoning: SF-2

Current Land Use: Vacant

Approximate Acreage: 40

Exhibits:

1. Staff Report
2. Aerial Location Map
3. Proposed Modification to Commitments

Staff Reviewer: Kevin M. Todd, AICP

Petition History

This petition was introduced at the February 11, 2013 City Council meeting and appeared before the Technical Advisory Committee on February 19, 2013. It is scheduled to receive a public hearing at the March 4, 2013 Advisory Plan Commission (the "APC") meeting.

Procedural

A public hearing for this petition is scheduled for the March 4, 2013 APC meeting.

Project Location

The subject property is approximately 40 acres in size and is located at the southeast corner of 169th Street and Carey Road (the "Property").

Property History

The Property was rezoned from AG-SF1 to SF-2 with commitments in 2006 (Ordinance 06-50). In 2007, a development plan and plat was approved for the Walnut Ridge Estates subdivision. Construction began on infrastructure, but no homes were built. In 2011, the commitments were amended by a home builder. The modified commitments included more detailed development standards, a conceptual landscaping plan, and specific home elevations (the “2011 Modification”). Since the 2011 Modification, there has been no construction activity on the Property.

Project Description

The current proposal is to modify the commitments that are associated with the Walnut Ridge Estates project. The petitioner is requesting only the two following modifications:

1. Modify the conceptual landscaping plan. The Property is bisected by pipelines, running in a northeast to southwest direction. The pipeline company will not allow plantings within the easements for the pipelines. The conceptual landscaping plan that was included with the 2011 Modification depicted plants within those easements. The proposed modified conceptual landscaping plan shows those easements free from landscaping. The proposed plan also depicts new trees to be planted in the eastern buffer (along Brookside), extending the buffer beyond the previously-established tree preservation area.
2. Replace the building elevations. The 2011 Modification included building elevations that were specific to the builder at that time. The petitioner, Beazer Homes, does not build the exact homes that were committed to by the 2011 petitioner. Therefore, the proposal is to replace the previous home elevations with the petitioner’s home elevations.

No other commitments from the 2011 Modification are proposed to change.

Staff Comments

1. Hold a public hearing at the March 4, 2013 APC meeting. No action is required at this time.
2. Prior to the final deposition, the petitioner will make any necessary revisions to the proposal based on APC and public comments.
3. If any APC member has questions prior to the public hearing, then please contact Kevin Todd at 317.379.6467 or ktodd@westfield.in.gov.